



Lamoine Board of Appeals

606 Douglas Hwy
Lamoine, ME 04605
(207) - 667-2242
town@lamoine-me.gov

APPEAL or VARIANCE APPLICATION

Applicant's Name: Dana G. Young Tax Map # 16 Lot # 13

Property owner's name (If different) _____

Mailing Address

Physical Address (if different)

579 Partridge Cove Rd.

Lamoine, ME 04605

Telephone (H) 667-2278 (C) N/A (W) N/A

Email Address: jet715@msn.com

Type of Appeal: (check one)

Applicable Ordinance (check all that apply)

☐

Administrative*

☒

Building & Land Use

☒

Variance Request

☐

Shoreland Zoning Ordinance

*If Administrative, what decision making authority is being appealed?

☐

Gravel Ordinance

☐

Code Enforcement Officer/LPI

☐

Site Plan Review Ordinance

☐

Planning Board

☐

Other _____

☐

Other

For Administrative Appeals:

This application is for a decision or lack of decision by the above party because the applicant believes:

☐

An error was made in the denial of a permit

☐

Denial of a permit was based on a misinterpretation of an ordinance

☐

There is a failure to approve or deny a permit within a reasonable period of time

☐

Other (please state reason)

(continued on other side)

Lamoine Appeal or Variance Application

For Variance Requests:

Please describe the nature of the variance you are requesting:

See Attachment

For a variance to be granted, four criteria must be met. Please explain how your situation meets each of the following criteria: (you may attach additional pages)

- The land in question cannot yield a reasonable return unless the variance is granted.

See Attachment

- The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood.

See Attachment

- The granting of a variance will not alter the essential character of the locality.

See Attachment

- The hardship is not the result of action taken by the appellant or a prior owner.

See Attachment

I certify the information contained in this application and any supplements is true and correct.

Date 4/23/18 Signature Dana G. Yang

(Application Fee is \$50.00, payable to the Town of Lamoine)

For town staff/Appeals Board Use Only – Paid by: <input type="checkbox"/> Cash <input checked="" type="checkbox"/> Check <input type="checkbox"/> Credit Card			
Dated Rec'd By:		Date Sent to Appeals Board By:	
Initial Hearing Date		Date of abutter notification By:	
Public Hearing Notices mailed by:		Newspaper Ad Date(s) By:	
<input type="checkbox"/> Appeal Approved (Date)		<input type="checkbox"/> Appeal Denied (Date)	

Dana G. Young
579 Partridge Cove Road
Lamoine, ME 04605

Permit Number: 18-11

Nature of variance requested:

I am respectfully requesting a variance to the right-of-way set-back requirement for building construction. My home a non-conforming structure; it is built approximately 54-55 feet from the center line of Route 204 (Partridge Cove Road). I would very much like to add a garage to west side of the building. There is an illustration at the bottom of this attachment that shows the proposed construction. My intent is to build an attractive structure which will add to the aesthetics of the neighborhood, rather than detract from it.

The land in question cannot yield a reasonable return unless the variance is granted:

I have no immediate plans to sell the land in question; however, if the variance request is not granted, it would greatly affect the returns that could be reasonably expected for this property. There are many factors which require me to request this variance.

The leach field for this property is directly behind the proposed location for the attached garage. Having the leach field removed and then reconstructed in another area on the property would be a huge financial burden that would be avoided if this variance were granted.

There is a water well at the east end of the building; construction there would require that the well be abandoned and re-drilled in another area on the property.

These existing systems were installed by the previous owner who had no plans to add a garage to the building.

Construction at the east end of the building would also cover the existing driveway which leads to a detached garage.

If a variance is not granted, the only economical option for this project would another detached garage.

My intent is re-furbish the entire exterior of the existing building and add an attached garage. If I am required to add another detached building instead, this would negatively impact the aesthetics of property. Having a collection of un-attached buildings, instead of a uniform, attractive building would greatly reduce the value of the property.

The need for a variance is due to the unique circumstances of the property and not to the general conditions of the neighborhood:

The need for the variance is only due to the proximity of the existing home to the street right-of-way. If this were entirely new construction, I would not be requesting a variance.

Granting of this variance would not allow for construction closer to other's property lines than is normally allowed. There is a large buffer between this proposed construction and any property lines.

The general conditions of the neighborhood have no impact on the need for this variance.

The granting of this variance will not alter the essential character of the locality:

The purpose of this variance request is only to allow the addition of a garage to a pre-existing building that is less than the required 75 feet from the street right-of-way.

My intent is to remodel the entire exterior of the building in a New England colonial style, while adding a garage which will be uniformly styled with the rest of the building.

This building will be a very traditional New England style building. It will greatly enhance the appearance of the property and the neighborhood.

Granting of this variance will, in no way, alter the essential character of the locality.

The hardship is not the result of action taken by the appellant or a prior owner:

All previous construction on the property was carried out in accordance with then-existing building codes. The home was built in the 1960's. If it were not for the fact that building codes now require a 75 foot setback, I would not be requesting this variance. In fact, I would prefer the building to be much further from the right-of-way.

No one has taken action to intentionally create a hardship or to circumvent any codes that existed at the time the existing construction took place.



Illustration of proposed remodeling and new construction

Summary:

I am only requesting this variance due to the unique circumstances of the property; the negative effects that a conforming structure would have on the aesthetics of the property, the neighborhood, and the town; and the greatly lessened monetary returns the property would yield if I, or my heirs, elect to sell.

Thank you very much for your time and consideration of this variance request.

A handwritten signature in black ink that reads "Dana G. Young". The signature is written in a cursive, flowing style.

Dana G. Young